



City of Philadelphia

DEPARTMENT OF LICENSES AND INSPECTIONS

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Monday, January 3, 2011

FOR IMMEDIATE RELEASE

CITY REQUIRES APPLICANTS TO BE CURRENT ON TAXES PRIOR TO GRANTING ZONING VARIANCES

Philadelphia, January 3, 2011 – As of January 1, 2011 residents who wish to apply for a variance from the Zoning Board of Adjustments (ZBA) must submit a tax clearance form along with their application to prove that they are in tax compliance. The intent of this law, sponsored by Councilman-at-Large Frank Rizzo and ultimately implemented by the ZBA, is to better ensure that Philadelphians looking for variances have paid their taxes.

“If residents are looking for a variance from the ZBA, they need to pay their taxes” said Commissioner of Licenses and Inspections and Ex-Officio member of the ZBA Fran Burns. “During this economic crisis, the City needs the tax revenue due to it more than ever.”

“I have long been a staunch supporter of promoting fiscal responsibility. Bill # 090852 is an important tool that can now be used to capture much needed revenues owed to the City,” said Councilman Rizzo. “I sincerely appreciate and thank those members of the Nutter Administration and of the Departments of Licenses and Inspections, Revenue, City Planning Commission as well as the Law Department whose cooperation and hard work all played an integral part in bringing this legislation to fruition.”

Residents can access the form by visiting the websites of the Revenue Department and the Department of Licenses and Inspections or [clicking here](#). Applicants should fill in the required information, press submit, and then print the following screen, which is the applicant’s certificate of tax suitability. The applicant should then submit the tax suitability form along with their request for an appeal to the ZBA. Applicants that experience difficulty obtaining a tax suitability form should contact the Revenue Department at (215) 686-6600.

Individuals or groups who fall into one of the following three categories are excluded from the tax clearance requirements:

- If the applicant is a tenant in the property and not the owner, the applicant must only provide certification that his property taxes are current or he is in a payment plan.



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- If the applicant is a non-profit entity that acquired the property from the City or another public agency but the property has prior outstanding taxes, the applicant must only certify that taxes on the property are current from the time of the sale forward and all of the applicant's other taxes are current or in payment agreement as well.
- If the applicant is a homeowner who acquired the property from the City, another public agency, or a non-profit who previously acquired the property from the City or another public agency but the property has prior outstanding taxes, the applicant must only certify that taxes on the property are current from the time of the sale forward and all of the applicant's other taxes are current or in payment agreement as well.

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